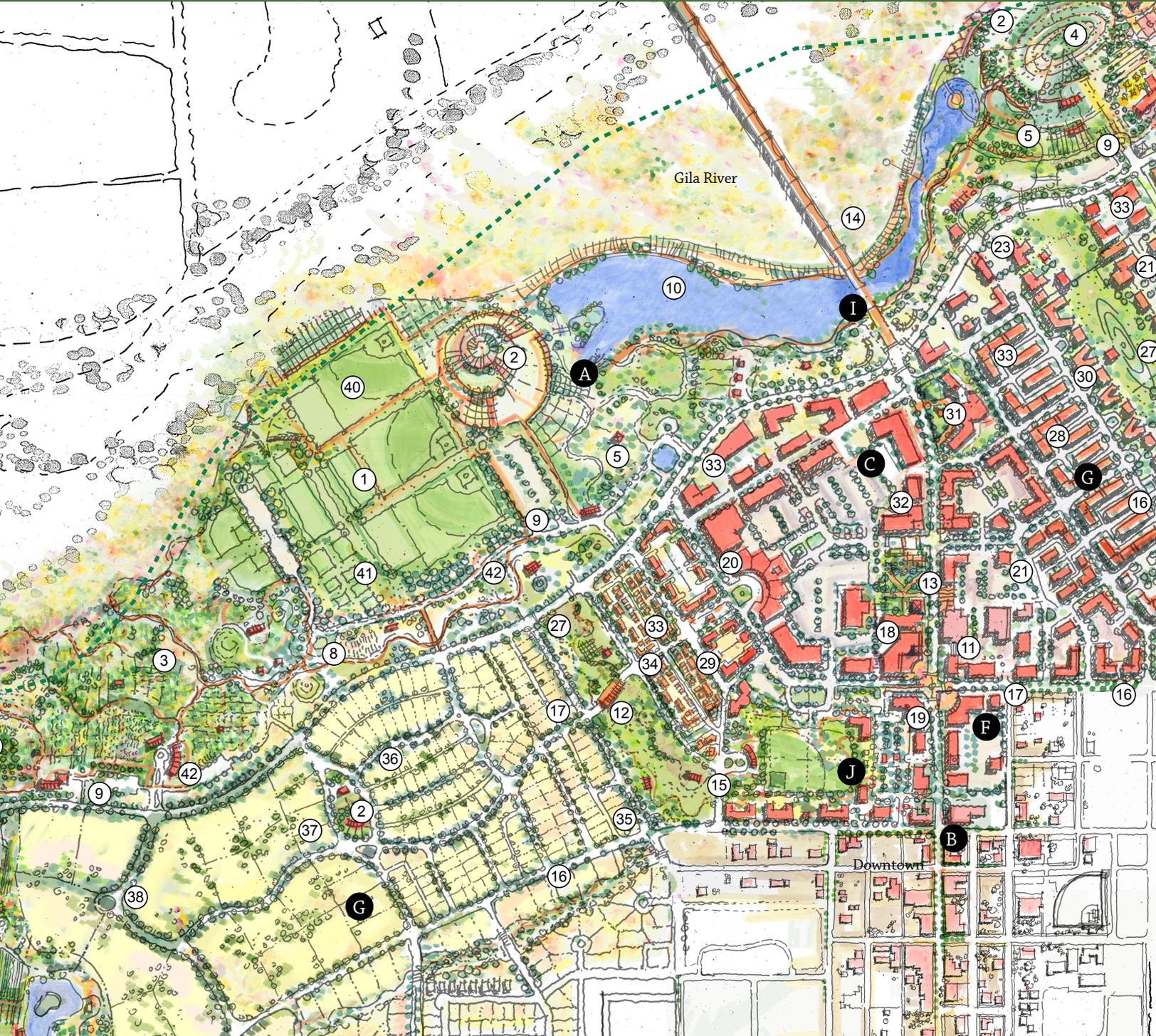


TERRITORY SQUARE

Zoning District



TERRITORY SQUARE

ZONING DISTRICT

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1. Introduction

The following conditions, standards, features, photographs and illustrations provide the expectation for the future built environment associated with Territory Square. The information provides the regulatory standards governing land use and building form within the Zoning District. These standards represent the community's and series of landowner's vision for this northern area of the downtown. The document and contents is made part of the Town's Development Code by reference and per ordinance.

Over a several year period, the Town has orchestrated a series of community oriented planning initiatives with the goal of creating a more plausible framework for future development in and around the downtown area. The most recent of these projects, the North End Framework Vision Plan (NEFVP), has resulted in a dynamic vision for the northern most boundary of the downtown directly south of the Gila River. The comprehensive planning process provides a roadmap for future develop that address physical planning, programming, engineering and cost ramifications.

The NEFVP was initiated in November of 2009 and after numerous months of study and community oriented workshops; the Town Council endorsed the Plan in June of 2011. The NEFVP identified a series of on-going tasks moving forward that would help to set the stage for future development. One specific recommendation was for the creation of a new zoning district. The intent was a create a zoning district that represented the vision cast for the NEFVP area and, at the same time, create a framework to help incentivize future development within this area.

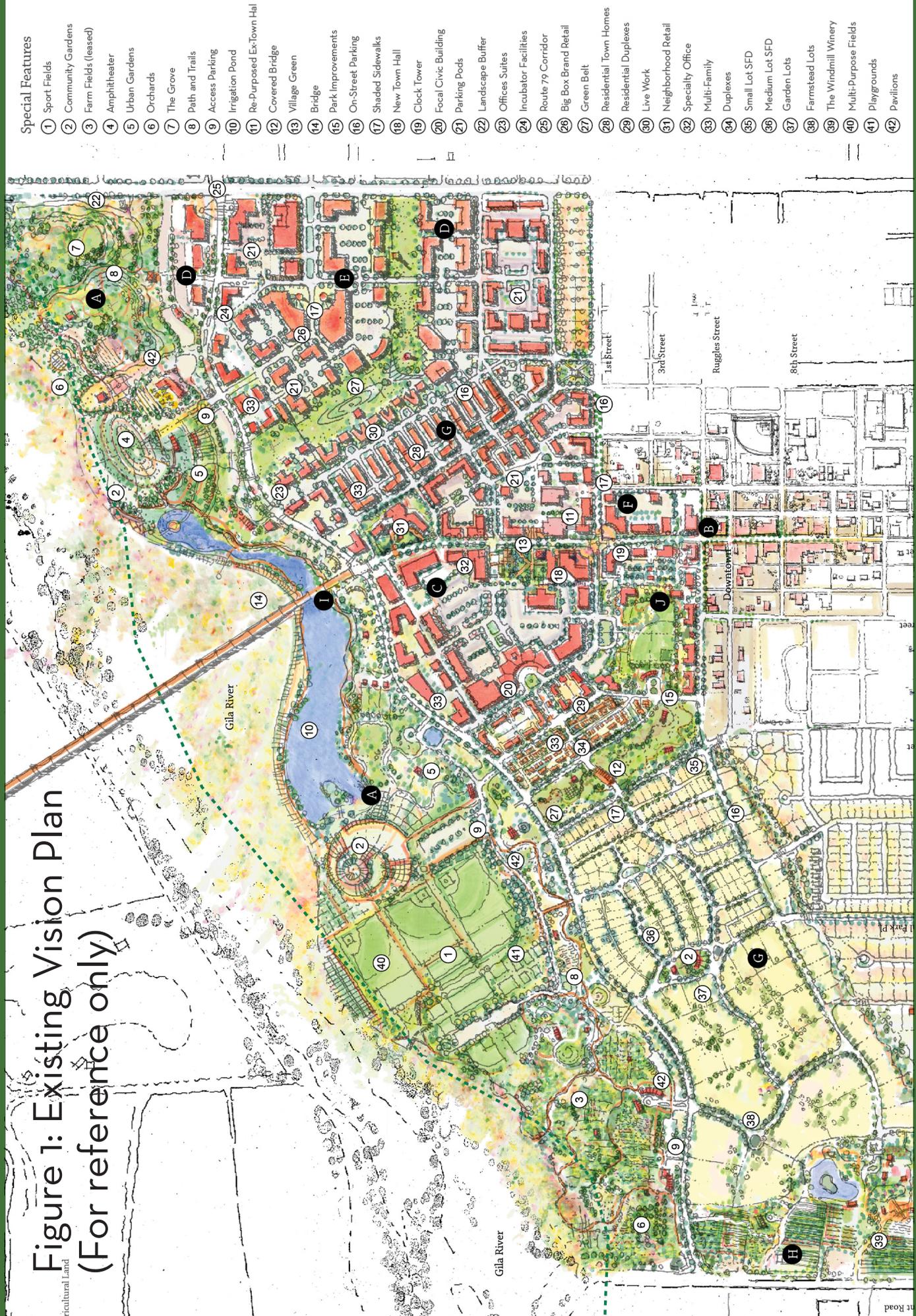
The resulting document, zoning for Territory Square provides a clear and concise methodology as to future development requirements. The zoning and associated components are intended to help ensure that the intended vision meets the expectations of the Town, property owners and all community members.

The accompanying figures in this first section provide a reference to the planning process and associated issues. They are included for reference only.

The document is organized as follows:

- The Transect and Regulatory Plan- General visual description of the anticipated built environment for this area as described from most urban to most rural.
- Land Use Groups (LUGs) Summary- Narrative descriptions of the zones associated with each section of the Transect. These sections represent Land Use Groups and associated characteristics of the built environment.
- Land Use Budget- Chart identifying the maximum number of housing units as well as non-residential maximum building square footage allowed within each Land Use Group.
- Function and Use- Identifies the spectrum of uses allowed in each Land Use Group.
- Land Use Group Summary- Narrative and pictorial description of the associated physical form within each LUG and typical lot characteristic development criteria.
- Frontage Types- Articulation of private and public frontage conditions for the range of LUGs.
- Build to Line- Description of areas within the Zoning District that will require build to line development.
- Open Space- Narrative and visual description of the range of civic open space opportunities within the LUGs.
- Design Guidelines- Design Guidelines within the zoning District that articulates the anticipated quality and character of design.
- Use Glossary- Definition of terms

Figure 1: Existing Vision Plan
(For reference only)



- Special Features
- 1 Sport Fields
 - 2 Community Gardens
 - 3 Farm Fields (leased)
 - 4 Amphitheater
 - 5 Urban Gardens
 - 6 Orchards
 - 7 The Grove
 - 8 Path and Trails
 - 9 Access Parking
 - 10 Irrigation Pond
 - 11 Re-Purposed Ex-Town Hall
 - 12 Covered Bridge
 - 13 Village Green
 - 14 Bridge
 - 15 Park Improvements
 - 16 On-Street Parking
 - 17 Shaded Sidewalks
 - 18 New Town Hall
 - 19 Clock Tower
 - 20 Focal Civic Building
 - 21 Parking Pods
 - 22 Landscape Buffer
 - 23 Offices Suites
 - 24 Incubator Facilities
 - 25 Route 79 Corridor
 - 26 Big Box Brand Retail
 - 27 Green Belt
 - 28 Residential Town Homes
 - 29 Residential Duplexes
 - 30 Live Work
 - 31 Neighborhood Retail
 - 32 Specialty Office
 - 33 Multi-Family
 - 34 Duplexes
 - 35 Small Lot SFD
 - 36 Medium Lot SFD
 - 37 Garden Lots
 - 38 Farmstead Lots
 - 39 The Windmill Winery
 - 40 Multi-Purpose Fields
 - 41 Playgrounds
 - 42 Pavilions

Figure 2: Property Ownership
(For reference only)

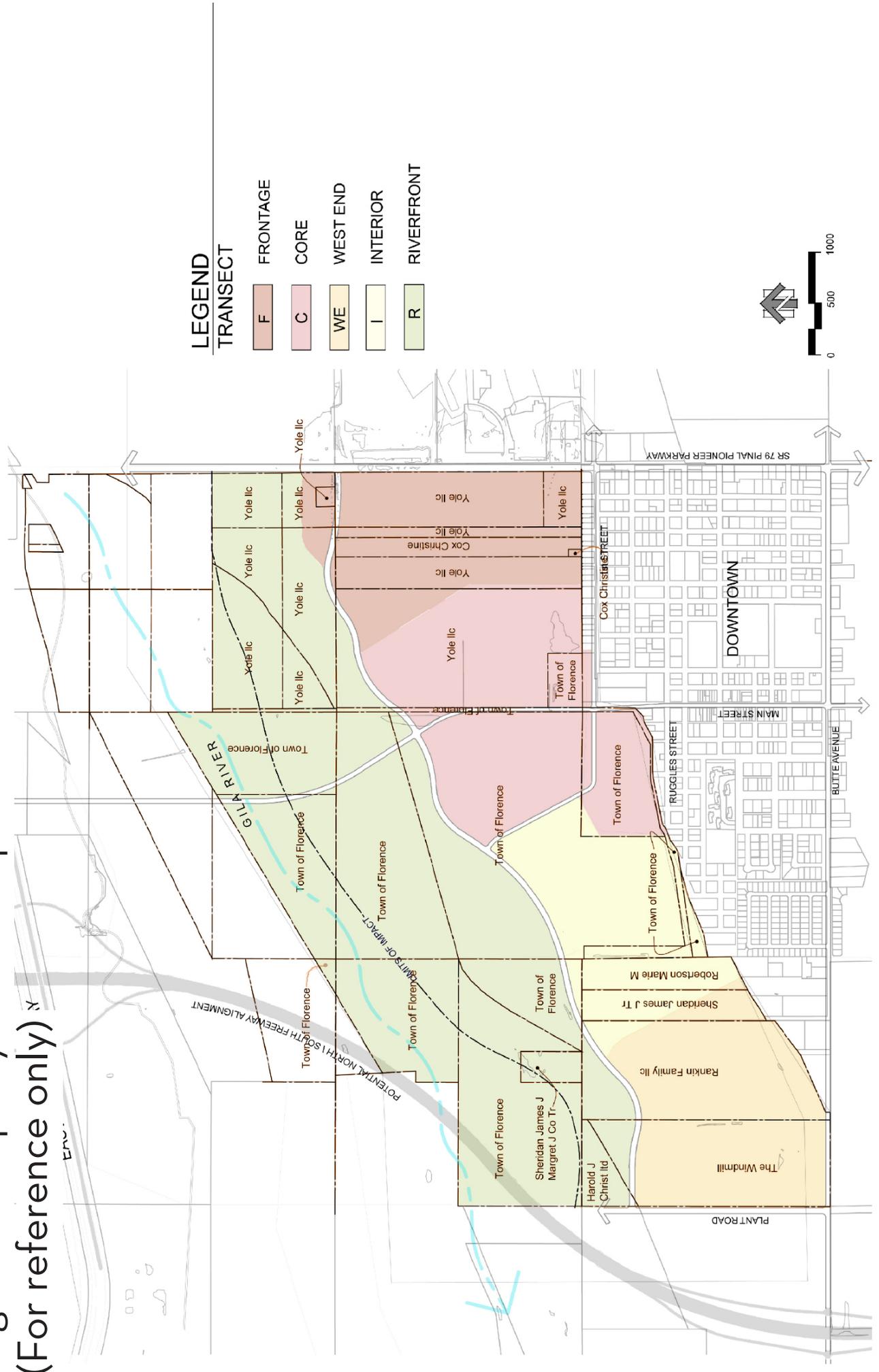
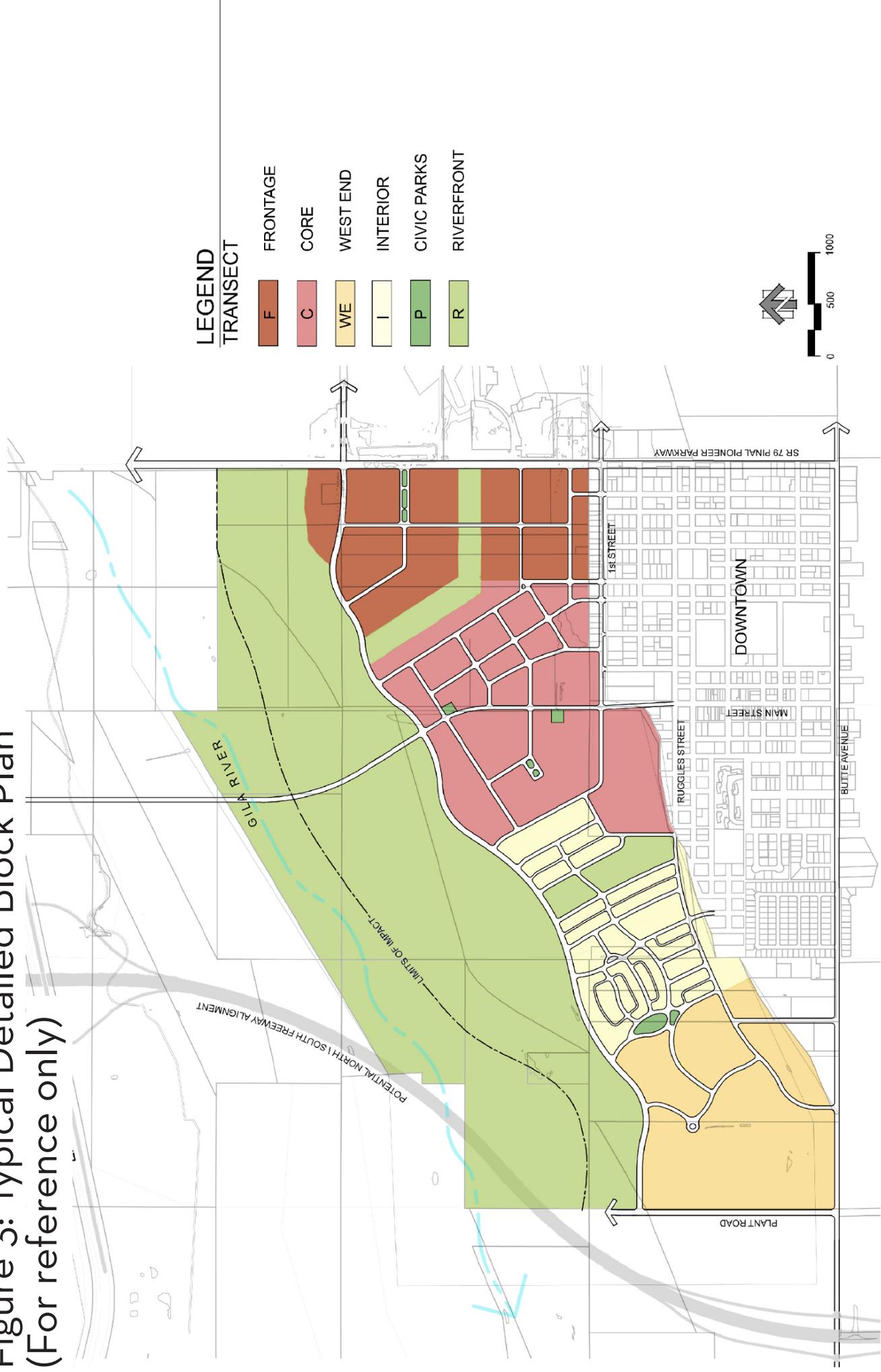


Figure 3: Typical Detailed Block Plan
(For reference only)



2. The Transect and Regulatory Plan

The rural to urban transect is divided into five LUGs for application related to the associated Regulatory Plan. These five LUGs vary by the level of density and intensity of their physical character. One of the key principles of Transect-based zoning is that forms and elements belong in certain environments. For example, any proposed apartment building belongs in a more urban setting, a ranch house in a more rural setting and a community park might be found in several environments. The intent of these distinctions is not to limit choices, but to expand them.

The LUGs associated with the defined Transect provide the bases for patterns of development that engage sustainability, smart growth, compact and mixed-use environments. While conventional zoning looks to separate uses, the Transect and form-based code looks to integrate uses.

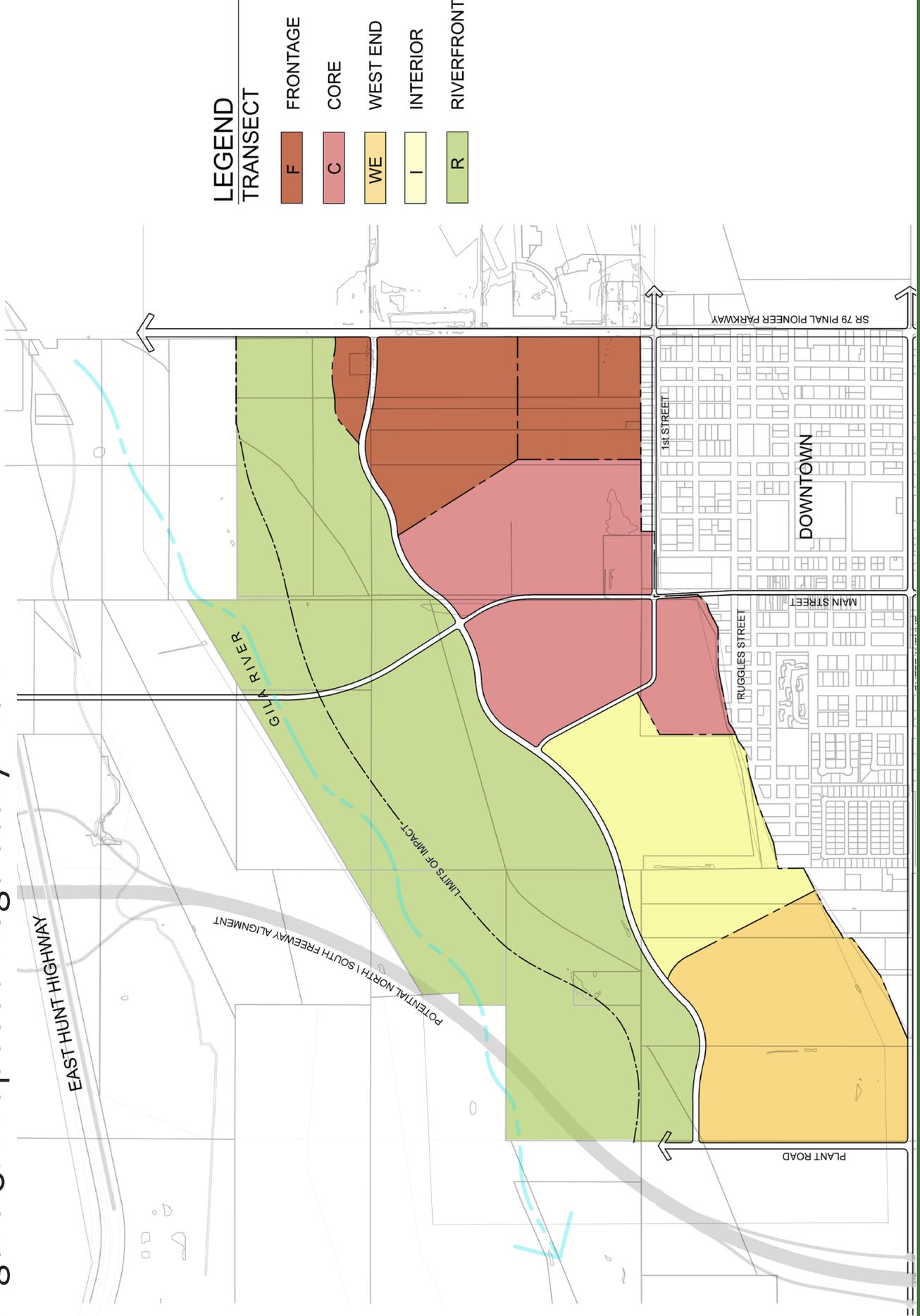
Because of the special nature of the NEFVP and the overwhelming desire to create a strategy for development that is focused on Smart Growth principles such as compact development, pedestrian oriented environments and mixed use settings, it was decided that a new zoning document would be necessary to ensure these key aspects could be properly integrated into the associated codes and ordinances. This zoning document can be referred to as a “hybrid” technical code that combines traditional zoning tools with more modern zoning referred to as “Form-Based”. Form based codes put much greater emphasis on the anticipated and expected forms of places. This strategy has been very effective in ensuring the expectation as to how a place will look and feel. A specific example of form based coding is referred to as the “Smartcode”. This example also utilizes the Transect and Regulatory Plan as previously referenced. Territory Square also utilizes aspects of the Smartcode, which are effective in addressing numerous components including parking, roadways, frontage and function. See Figure 5.



Figure 4: Transect



Figure 5: Proposed Regulatory Plan



3. Land Use Groups Summary

The summary land use information provides the overview of the LUGs general characteristics and criteria for development within each of the components of the Transect. The LUGS can be referenced from the Transect as well as to the Regulatory Plan. The LUGs are organized first in a summary table format for easy reference and followed up with detailed information including; specific site context, pictorial examples of the range of visual character, narrative and site specific development criteria.



F - FRONTAGE			
	<p><u>GENERAL CHARACTER/USE</u> Mixed-use environment oriented towards accessible regional retail, larger scale commercial office space and higher densities of residential development. Key areas shall look to emphasize street front development as well as create reasonable transitions to the Main Street Core area.</p>	TYPICAL BUILDING HEIGHT	1-4 stories (with some 5)
		MAXIMUM BUILDING HEIGHT	65'
	<p><u>STREET FRONTAGE</u> Varied depending on location and use.</p>	MAXIMUM DENSITY	20 du/ac
		FLOOR AREA RATIO (FAR) RANGE	0 - 1.5
C - CORE			
	<p><u>GENERAL CHARACTER/USE</u> Mixed-use, more urban environment organized around a series of blocks and street patterns that provide a compact and pedestrian friendly setting. Medium density housing and a range of Main Street oriented uses including municipal office, commercial office and retail. Buildings should be organized along street fronts with parking mainly located at the back and along secondary and service streets.</p>	TYPICAL BUILDING HEIGHT	2-3 stories (some 4)
	<p><u>STREET FRONTAGE</u> Predominantly street front active conditions, especially along designated BTL (Build To Lines). All accomplished with a range of uses including office, retail and residential.</p>	MAXIMUM BUILDING HEIGHT	50'
		MAXIMUM DENSITY	15 du/ac
		FLOOR AREA RATIO (FAR) RANGE	0 - 1.0
WE - WEST END			
	<p><u>GENERAL CHARACTER/USE</u> A mixed-use environment that includes a diversity of density from farm fields to retail and commercial development. This location near a future freeway provides an opportunity to integrate agrarian themes in a more urban form.</p>	TYPICAL BUILDING HEIGHT	3-4 stories (some 5)
	<p><u>STREET FRONTAGE</u> Street characters will vary from formal streetscenes with building frontage to informal streetscapes with significant landscaped setbacks.</p>	MAXIMUM BUILDING HEIGHT	65'
		MAXIMUM DENSITY	5 du/ac
		FLOOR AREA RATIO (FAR) RANGE	0 - 1.0

I - INTERIOR			
	<p><u>GENERAL CHARACTER/USE</u> Traditional more compact neighborhoods organized with smaller lots and an organic roadway system that provides a unique setting for neighborhood parks, amenities and open space. Modest urban gardens and community access through the extensive trail system will compliment the overall character of the village.</p>	TYPICAL BUILDING HEIGHT	1-2 stories (some 3)
	<p><u>STREET FRONTAGE</u> Front landscaped yards are anticipated for single family detached and attached housing with varied setbacks from 15' and varied street scenes (setbacks) with non-garage dominant houses-capes. Some alley loaded residences.</p>	MAXIMUM BUILDING HEIGHT	42'
		MAXIMUM DENSITY	8 du/ac
		FLOOR AREA RATIO (FAR) RANGE	0 - .50
R - RIVERFRONT			
	<p><u>GENERAL CHARACTER/USE</u> Mix of passive and active recreation activities integrated within a regional park setting that includes both formal lawn and landscape areas and naturalized desert settings that are connected with an intricate path and trail system. Uses to include recreation, civic and specialty uses including agriculture.</p>	TYPICAL BUILDING HEIGHT	1 Story
	<p><u>STREET FRONTAGE</u> No required street frontage. Park entrance areas to be highlighted at street with signage, features and potential civic and park use oriented facilities.</p>	MAXIMUM BUILDING HEIGHT	30'
		MAXIMUM DENSITY	Not Applicable
		FLOOR AREA RATIO (FAR) RANGE	Not Applicable

NOTES:

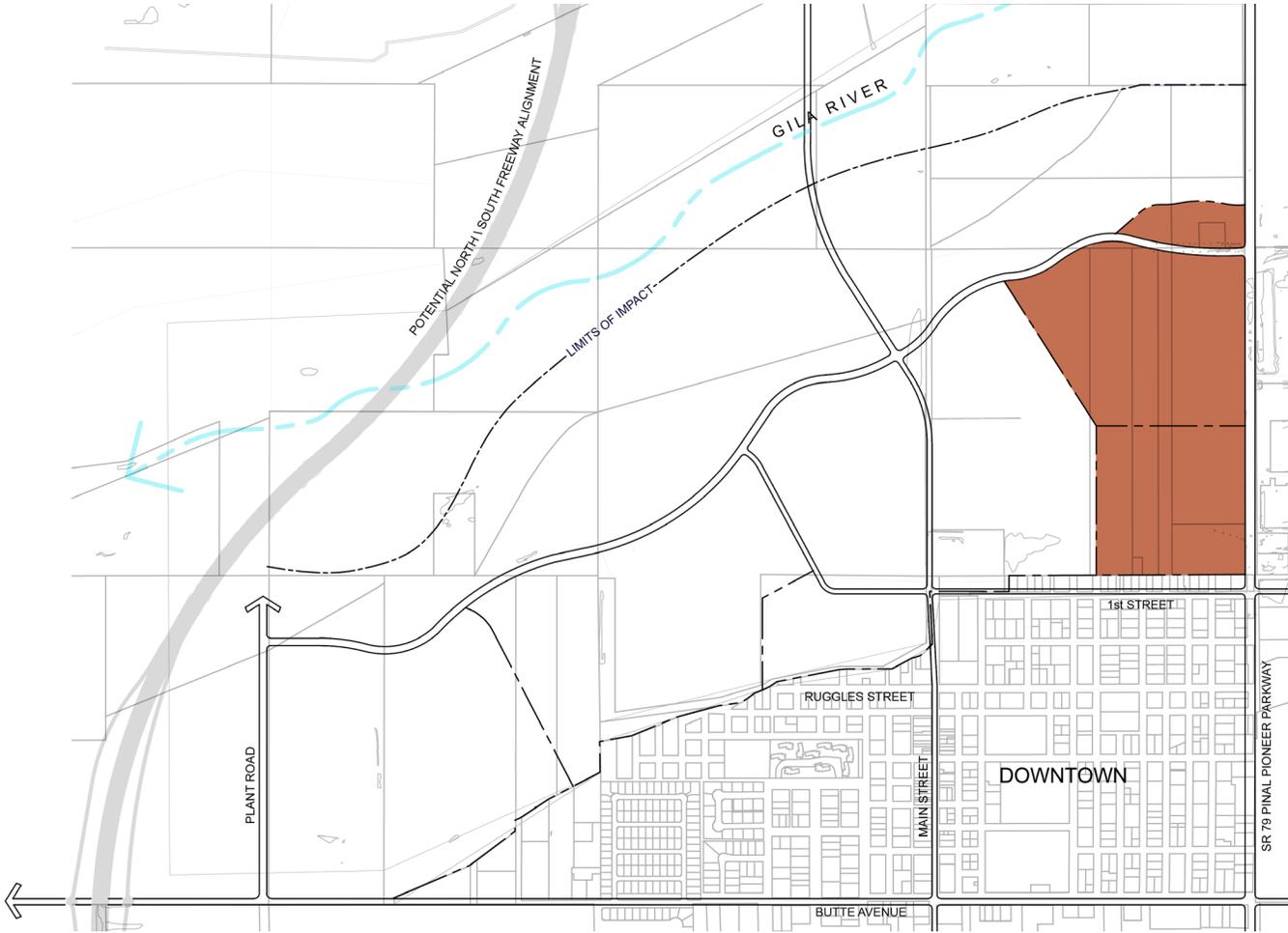
- (1) Civic related uses may include specialty retail and public/private partnerships.
- (2) Farm related retail includes nurseries, restaurants, shops, wineries and housing.
- (3) Existing uses shall be allowed until redevelopment.
- (4) General descriptions for building height, density and FAR are per lot within each LUG.

F - Frontage



General Character	The majority of the area will be designed along the frontage of SR 79 and take on the visual character of larger building blocks. The intent is to transition the frontage typologies to the central core by decreasing building mass size as well as block sizes. The area closest to the core will expand on uses that are more oriented to a pedestrian scale and character.
Typical Uses	The uses along the SR 79 will include regional retail, commercial office and higher density residential apartments. The transition to the core is expected to include lower density residential, smaller retail shops, garden offices and other more pedestrian oriented uses.
Typical Building Height	1-4 stories (with some 5)
Maximum Building Height	65' (no more than 50% of all planned building areas)
Maximum Residential Density	20 dwelling units/ acre
Maximum Floor Area (FAR) Ratio Range	0 - 1 .5
<u>Building Setbacks</u>	0' - 30'
Street	Varies. 0 feet in some cases relative to BTL conditions. Building mass between 10' and 50' should have no more than 100 linear feet before breaks to permit landscape and building design transition.
Rear/Side	10' minimum. 30' adjacent to any residential development
Service Lane	5' to 10'
Block Character	Larger blocks along SR 79 transitioning to smaller block patters closer to Core.
Circulation Character	SR 79 frontage will be dominated by a vehicular and parking arrangement for ease of access and function. As the system transitions toward the core, circulation routes are anticipated to provide connectivity and emphasize pedestrian movements.
Service Areas	Must be screened from public view with a combination of walls, landscape and solid gates.
Landscape Character	Large parking areas should include trees and understory planting in order to break-up the scale of paved areas. The resulting parking pods can be highlighted with allees of trees to emphasize safe pedestrian connectivity throughout parking areas.
Lighting Character	Lighting should be focused on pedestrian safety throughout parking lots and should be highlighted along all crosswalks and building entry areas. Specialty and signage lighting for regional retail should not impact adjacent residential and office uses.
Signage Characater	In retail and office areas, building signage is encouraged in order to limit individual ground signs. Grouped identification signs shall be limited to the height of the closes adjacent buildings.

LOCATION



CHARACTER



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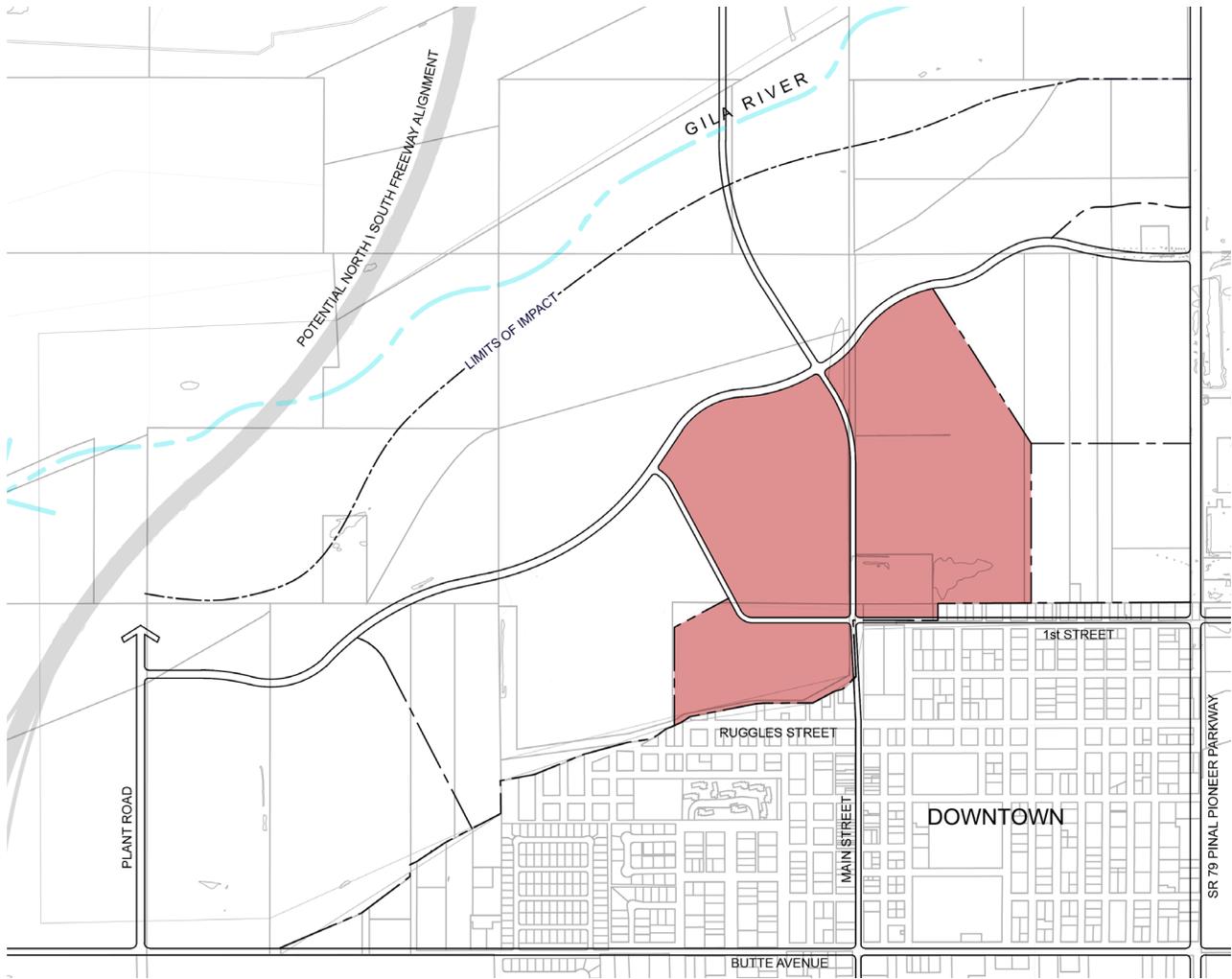
VISUAL INTENT:



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C - Core	
	<p>General Character</p> <p>Compact mixed-use pedestrian oriented environment with small town charm and amenities. Small streets and buildings with arcades along sidewalks provide a comfortable environment for a range of uses.</p>
	<p>Typical Uses</p> <p>The range of uses are envisioned to include office (municipal and private), retail (to compliment downtown), residential, service, civic and hospitality.</p>
	<p>Typical Building Height</p> <p>2-3 stories (some 4)</p>
	<p>Maximum Building Height</p> <p>50' (no more than 50% of all planned building areas)</p>
	<p>Maximum Residential Density</p> <p>15 dwelling units/ acre</p>
	<p>Maximum Floor Area (FAR) Ratio Range</p> <p>0 - 1.0</p>
	<p>Building Setbacks</p> <p>Street 0' - 20' See BTL Exhibit. Typical street setbacks will range from 0 to 10'.</p> <p>Rear/Side 0 to 10'</p> <p>Service Lane 2' - 5'</p>
	<p>Block Character</p> <p>Small more urban block form with building mass typically fronting on the primary streets.</p>
	<p>Circulation Character</p> <p>Vehicular street grid that allows for efficient and functional access into and out of the core area. Pedestrian sidewalks and urban trails shall be designed to safe, comfortable access throughout the core.</p>
	<p>Service Areas</p> <p>Must be screened from public view with a combination of walls, landscape and solid gates.</p>
	<p>Landscape Character</p> <p>Street trees accompanied by small parks and squares with lush lawns and larger trees for shade. Opportunity for urban gardens.</p>
	<p>Lighting Character</p> <p>Street lights to compliment the period lighting throughout the downtown. Specialty lighting for unique settings and features.</p>
	<p>Signage Character</p> <p>Combination of shop, store and businesses signs tastefully incorporated into the overall street scene. No sandwich board signs. Specialty wayfinding signs should be incorporated in strategic locations for effective use.</p>

LOCATION



CHARACTER



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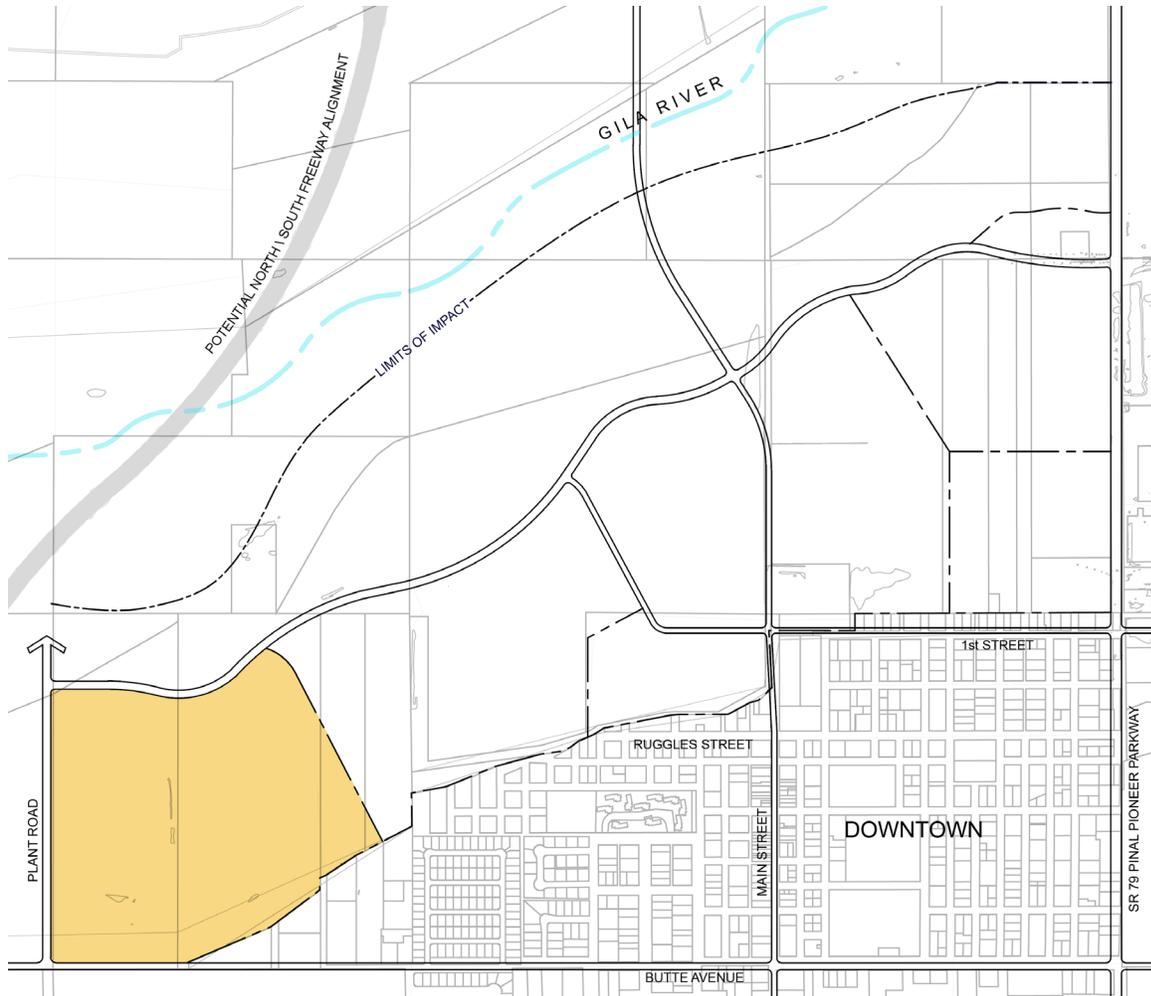
VISUAL INTENT:



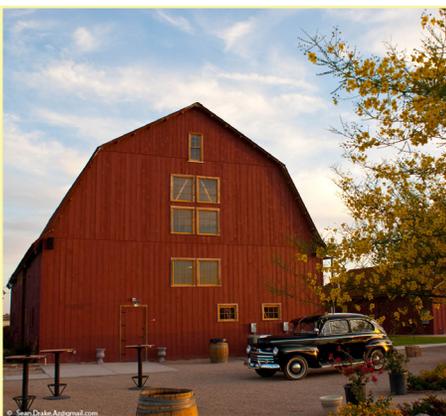
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WE - West End	
	<p>General Character</p> <p>Diverse mixed-use environment with an agrarian theme that includes the potential for diverse uses from farm fields to commercial retail.</p>
	<p>Typical Uses</p> <p>The area is envisioned as an open setting with a series of specialty building projects that may include housing, retail, hotel, commercial office and agriculture. Unlike a formal setting with buildings organized along streetfronts, these buildings and developments are envisioned to site within the landscape in a less formal manner.</p>
	<p>Typical Building Height</p> <p>3-4 stories (some 5)</p>
	<p>Maximum Building Height</p> <p>65' (no more than 20% of all planned building areas)</p>
	<p>Maximum Residential Density</p> <p>5 dwelling units/ acre</p>
	<p>Maximum Floor Area (FAR) Ratio Range</p> <p>0 - 1.0</p>
	<p>Building Setbacks</p> <p>Street 10' - 30'</p> <p>Rear/Side 10' - 20'</p> <p>Service Lane 5' - 10'</p>
	<p>Block Character</p> <p>Informal, irregular mix of large and small blocks dominated by the agrarian landscape and integrated farm fields, orchards, nurseries and gardens.</p>
	<p>Circulation Character</p> <p>Informal, irregular roadway network that is dominated by the agrarian landscape and integrated farm fields, orchards, nurseries and gardens.</p>
	<p>Service Areas</p> <p>Must be screened from public view with a combination of walls, landscape and solid gates.</p>
	<p>Landscape Character</p> <p>Dominated by the agrarian landscape character of farm fields, urban gardens, orchards and plant nurseries.</p>
	<p>Lighting Character</p> <p>Predominately a dark sky setting highlighted by specialty lighting scenarios for the wide range of unique uses and night time events.</p>
	<p>Signage Character</p> <p>Unique specialty signage oriented to the scale and character of the environment. Minimal signage beyond wayfinding should be necessary. The unique buildings and settings will act as a visual reference to identification.</p>

LOCATION



CHARACTER



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VISUAL INTENT:



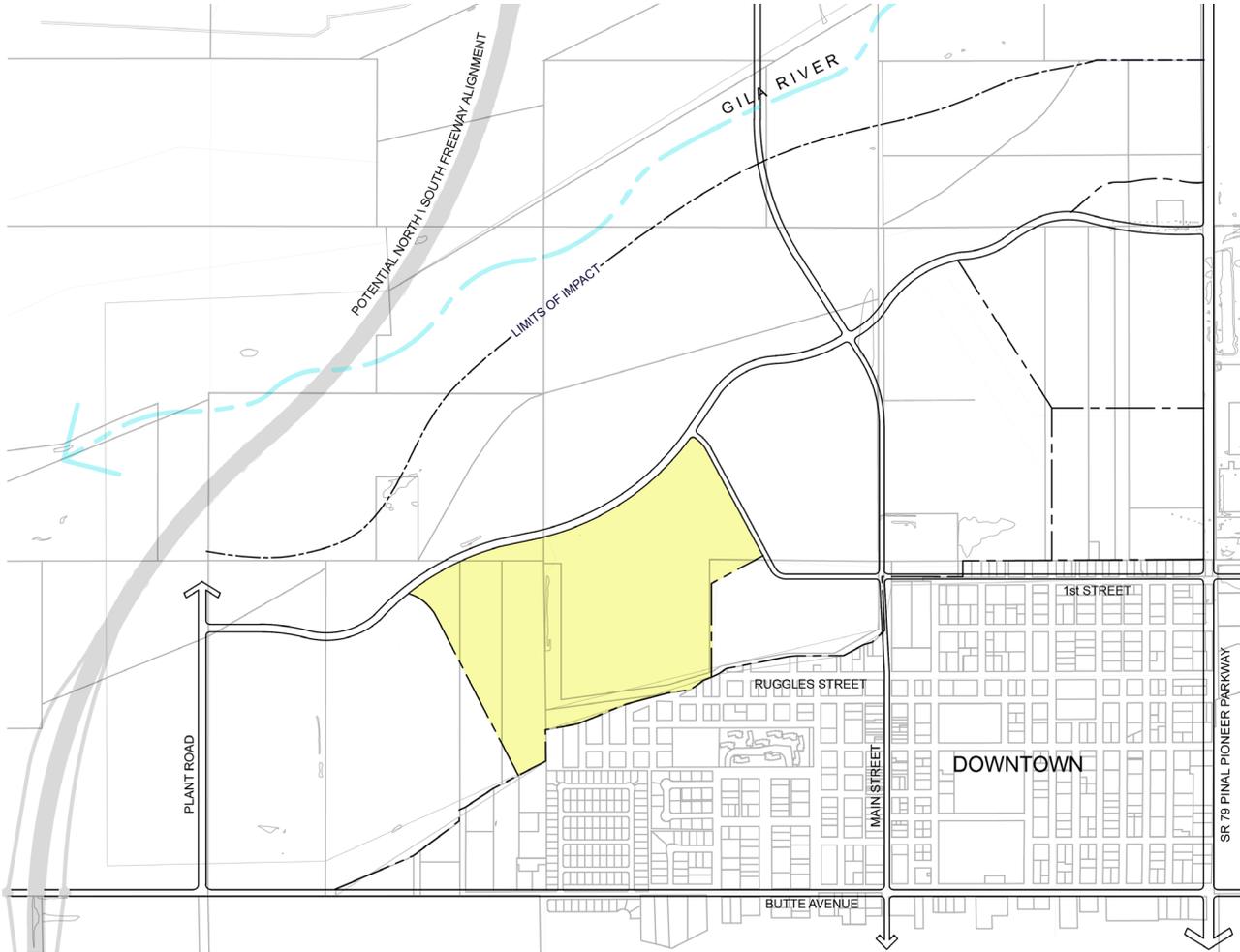
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I - Interior



General Character	Variety of single family housing lot sizes and products should be the dominant use throughout this area. Some attached housing products can be thoughtfully integrated to compliment the overall character. Community amenities should include parks, trails and civic architecture. A small critical amount of specialty retail may be incorporated to support the neighborhood as well as visitors to the agrarian theme and oriented area.
Typical Uses	Residential will be the dominant use and may be supported by civic and a small amount of specialty retail.
Typical Building Height	1-2 stories (some 3 stories)
Maximum Building Height	42'
Maximum Residential Density	8 dwelling units/ acre
Maximum Floor Area (FAR) Ratio Range	0 - .5
<u>Building Setbacks</u>	
Street	10' for building mass and 20' for garages (5' along alleys for building mass including garage)
Rear/Side	10'
Service Lane	5'
Block Character	Buildings typically address the adjacent street frontage to create a formalized residential street scene. Varied setbacks are encouraged across lots and buildings to encourage interesting visual character.
Circulation Character	Roads should be organized in a formal and regular manner to maximize lot efficiency and formality. Slight curves and turns throughout are encouraged in order to create interesting viewsheds and focal points.
Service Areas	Must be screened from public view and from adjacent properties' views.
Landscape Character	Formal tree lined streets complimented by native desert plantings in a more natural setting and character. Agrarian character celebrated with urban garden plots, grassed parks and adjacent farm fields.
Lighting Character	Limited street lighting to emphasize dark sky conditions. Intersections, pathways, parks and crosswalks should have low-level lighting to satisfy safety and functionality requirements.
Signage Character	Minimal signage to be incorporated at community features and components. Limited neighborhood signage identification as neighborhood entrances in addition to attractive street signs and house number identification.

LOCATION



CHARACTER



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VISUAL INTENT:



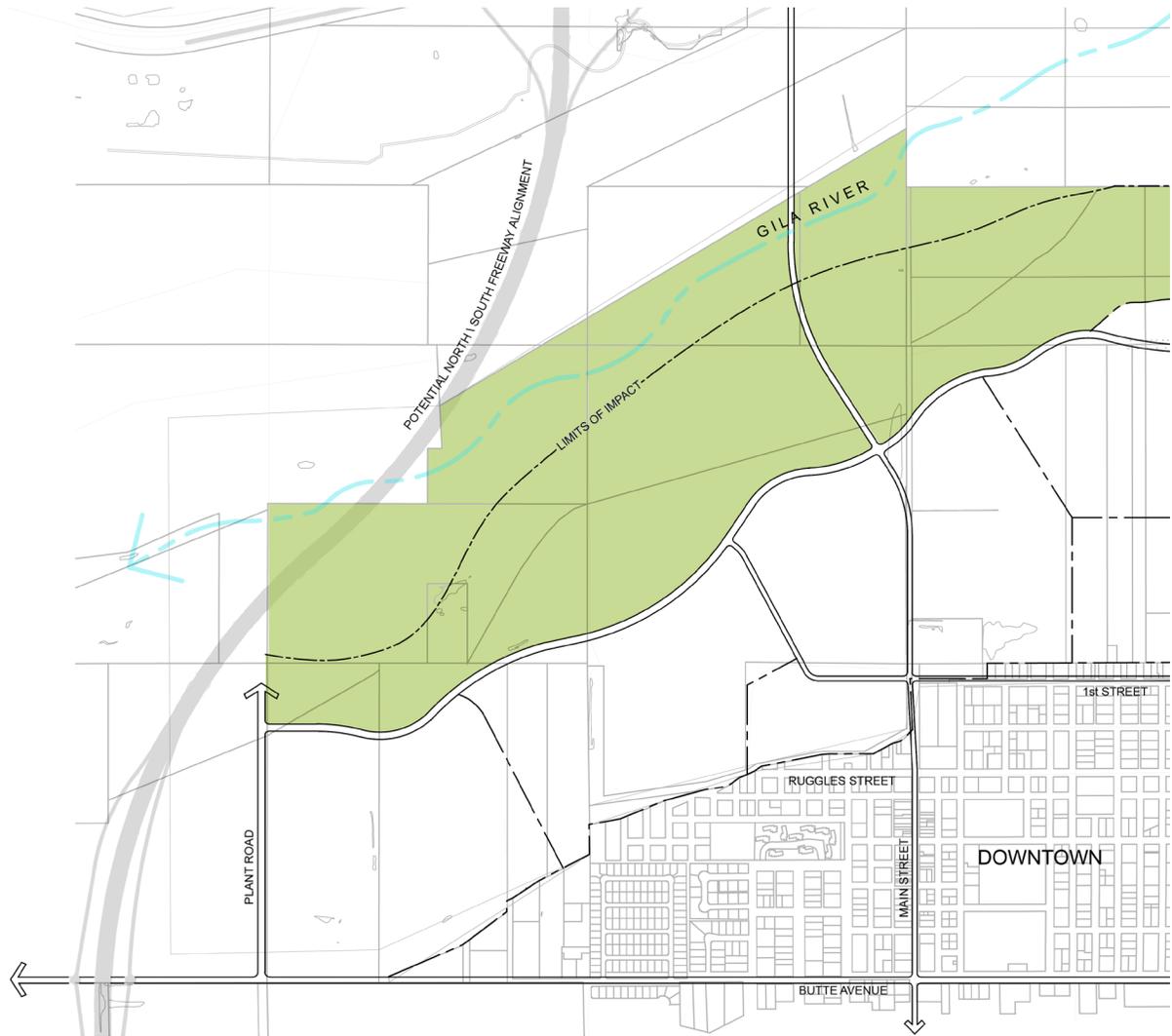
Note: Photos are intended to be representative of the character and quality of the types of development within a land use group and are not intended to express specific design details, colors, or materials.

R - Riverfront



General Character	The Riverfront is envisioned as a regional open space attraction with a mix of active and passive recreation uses anticipated. It is anticipated that formal baseball, softball and multi-use fields will be incorporated as well as informal open lawn areas for play. The planting strategy is based on a native palette of materials dominated by mesquite, iron-wood, palo verde, palo brea and desert willow trees.
Typical Uses	Special civic related building components are anticipated such as community buildings, recreation retail and comfort stations. Other potential building uses could include an amphitheatre or other community related facilities. Because this area will be designed within the floodplain, any building construction must take into account critical building finished floor elevations.
Typical Building Height	1 story
Maximum Building Height	30'
Maximum Residential Density	Not Applicable
Maximum Floor Area (FAR) Ratio Range	Not Applicable
<u>Building Setbacks</u>	
Street	30' along the Riverfront Parkway and 20' along interior park streets
Rear/Side	50' from Plant Road and SR 79; 30' from Main Street Bridge
Service Lane	Not Applicable
Block Character	Not Applicable
Circulation Character	Minimal roads are anticipated going through the Riverfront. Strategic layout will be necessary to access parking and other park components. Roadway design should be curvi-linear in nature and should match the proposed undulation of landforms.
Service Areas	Must be screened and located away from major park features. Walls, landscape and gated screened access should be incorporated.
Landscape Character	Native and naturalized landscape should be incorporated throughout the park. As identified, some areas may include formalized lawns for recreation fields and amphitheater.
Lighting Character	Minimal lighting within the overall Riverfront Park except for ballfields and other activity zones that may require night-time use. Other areas should limit lighting to emphasize the dark sky.
Signage Character	Signage should be minimized to a wayfinding system and identification signs for special park areas. All signs should be designed in a low horizontal nature and compliment the surrounding landscape and landform. Natural materials should be the dominant signage condition.

LOCATION



CHARACTER



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VISUAL INTENT:



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4. Land use Budget

The budget sets forth the maximum amount of intensities and densities for Territory Square as a whole. The amounts have been allocated for each LUG based on the expectation for the built environment. Over time as development is initiated and completed, the land use budget totals shall be a barometer as to all future projects until the maximum development is reached. The maximum units per acre, lot coverage, floor area ratios and building height associated with each development project will be considered within the context of the overall Land Use Budget within each LUG.

No budget transfers will be allowed within LUGS or between two LUGs.

Figure 6: Land Use by Acreage

* All identified acreages are approximate.

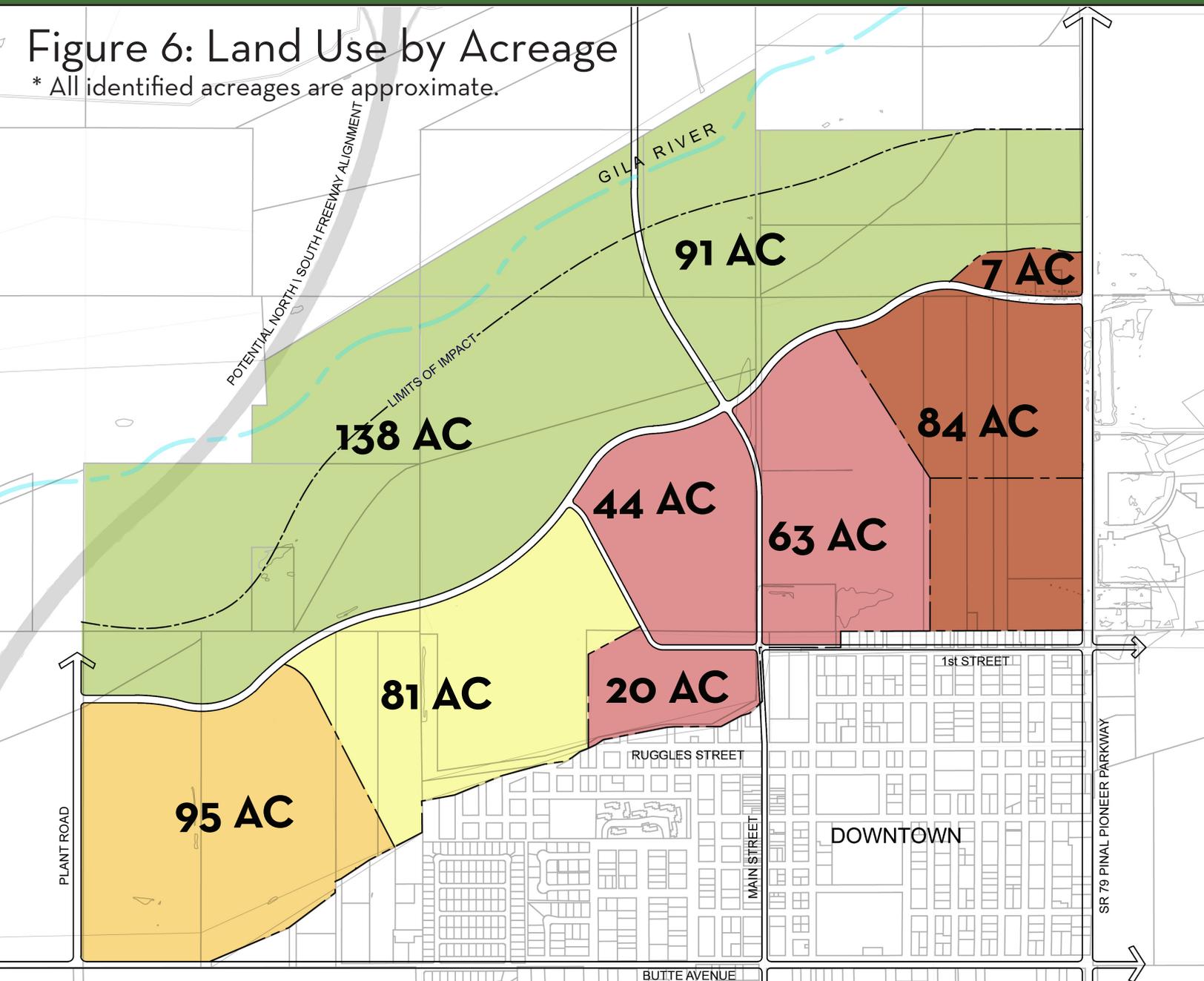


Figure 7: Land Use Budget Table

TRANSECT	LUG	ACRES	DWELLING UNITS		G.S.F / NON-RESIDENTIAL	
			Min.	Max.	Min.	Max
	F	91	200	800	300,000	800,000
	C	127	200	600	150,000	500,000
	WE	95	50	400	75,000	250,000
	I	81	200	300	10,000	50,000
	R	229	0	0	0	25,000
	TOTALS:	623	650	2,100	535,000	1,625,000

NOTES:

1. Hotel keys shall not be counted against dwelling unit totals
2. Granny flats or guest units that are subordinate to a main dwelling unit shall not be counted against total dwelling units.
3. Existing use square footage shall not be counted against the identified budget
4. It is assumed special events/festivals and celebrations may occur in any and all LUGs. Proper Town permits shall be required.
5. Acreages identified are estimated based on the Regulatory Plan

LEGEND:

- F Frontage
- C Core
- WE West End
- I Interior
- R Riverfront

5. Function and Use

The following function and use table provide for a listing of uses allowed within each LUG. The uses are defined under major headings including; residential, commercial office, retail, education/cultural, lodging, agriculture and parks/ civic/ recreation.

All uses shall require site plan/design review approval and or a subdivision approval depending on the specific uses. The buildings and design review for any uses listed shall be developed consistent with the design character set forth in the Design Guidelines.

Because no list of uses can be exhaustive, interpretations on unspecified uses shall be rendered by the Town Community Development Director with the right to appeal to the Planning and Zoning Commission and Town Council.

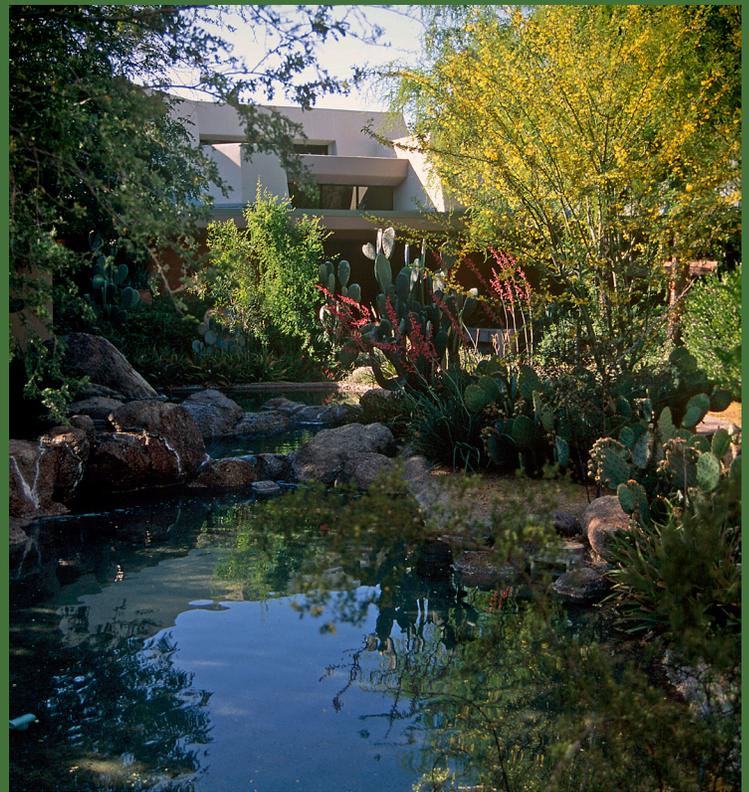


Figure 8: Function and Use Table

	R	I	WE	C	F
a. Residential					
Single Family Detached		■	■	■	■
Single Family Attached			■	■	■
Multi-Family (for sale condominiums)			■	■	■
Multi-Family (for rent apartments)				■	■
Mixed -use Building		■	■	■	■
Live/Work Units		■	■	■	■
b. Commercial Office					
Office complex (Single or multi-tenant)			■	■	■
Office condos (multi-tenant)			■	■	
Specialty Office Studio (15K sf/less)		■	■	■	
Mixed-use building				■	■
Live Work		■	■	■	■
c. Retail					
Marketplace (10K sf/less-Non Restaurant)		■	■	■	
Big Box Retail/Shopping center					■
Specialty retail building	■	■	■	■	■
Restaurant	■	■	■	■	■
Mixed-use building	■	■	■	■	■
d. Education/Cultural					
K-12 School			■	■	
Childcare Facility		■	■	■	■
Clubs/Community Centers		■	■	■	
Museum	■	■	■	■	
e. Lodging					
Hotel			■	■	■
Inn/Bed & Breakfast			■		
f. Agriculture					
Farm Fields and Facilities	■	■	■		
Urban Garden			■	■	
Stables		■	■		
Greenhouses		■	■		
Plant Nursery		■	■		
g. Parks/Civic/Recreation					
Playground	■	■	■	■	■
Community facility	■	■	■	■	■
Botanical Garden	■	■	■	■	
Specialty retail	■				
Sports Complex	■			■	

■ Permitted Use

LEGEND:

- F Frontage
- C Core
- WE West End
- I Interior
- R Riverfront

NOTES:

Single Family detached housing in the Frontage and Core shall be limited to 100 units each. Such housing shall be oriented and organized away from busy activities and any regional activities.

b. Circulation and Parking

The Circulation Plan provides the overall framework for major spine roads within the District. These routes shall be complimented by a series of roadway locations and alignments that encourage functional and safe circulation with an emphasis on compact, pedestrian oriented development.

An important component to the creation of more compact setting will be the inclusion of options and opportunities for on-street parking. The Travel and On-Street Parking figures on the following pages provides the range of conditions allowed within the zoning district. Significant flexibility has been included in order to best integrate on-street parking with a range of setting including, mixed-use, residential and commercial. On-street parking conditions will be encourages within all identified LUGs. Each condition has been identified with the appropriate LUG. Creative solutions for physical design of on-street parking, such as the introduction of flared-end sections associated with circulation, signage and street tree planting will desired. Careful coordination with fire safety vehicle circulation must be documented.

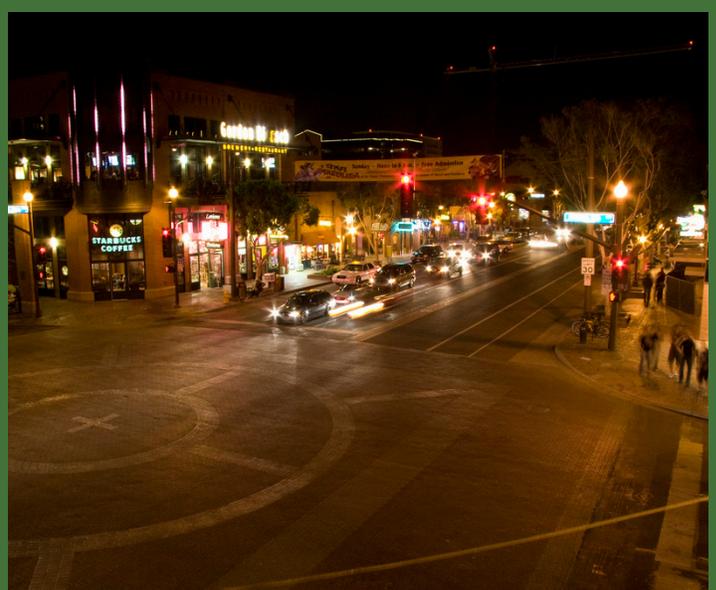


Figure 9: Roadway Hierarchy Plan

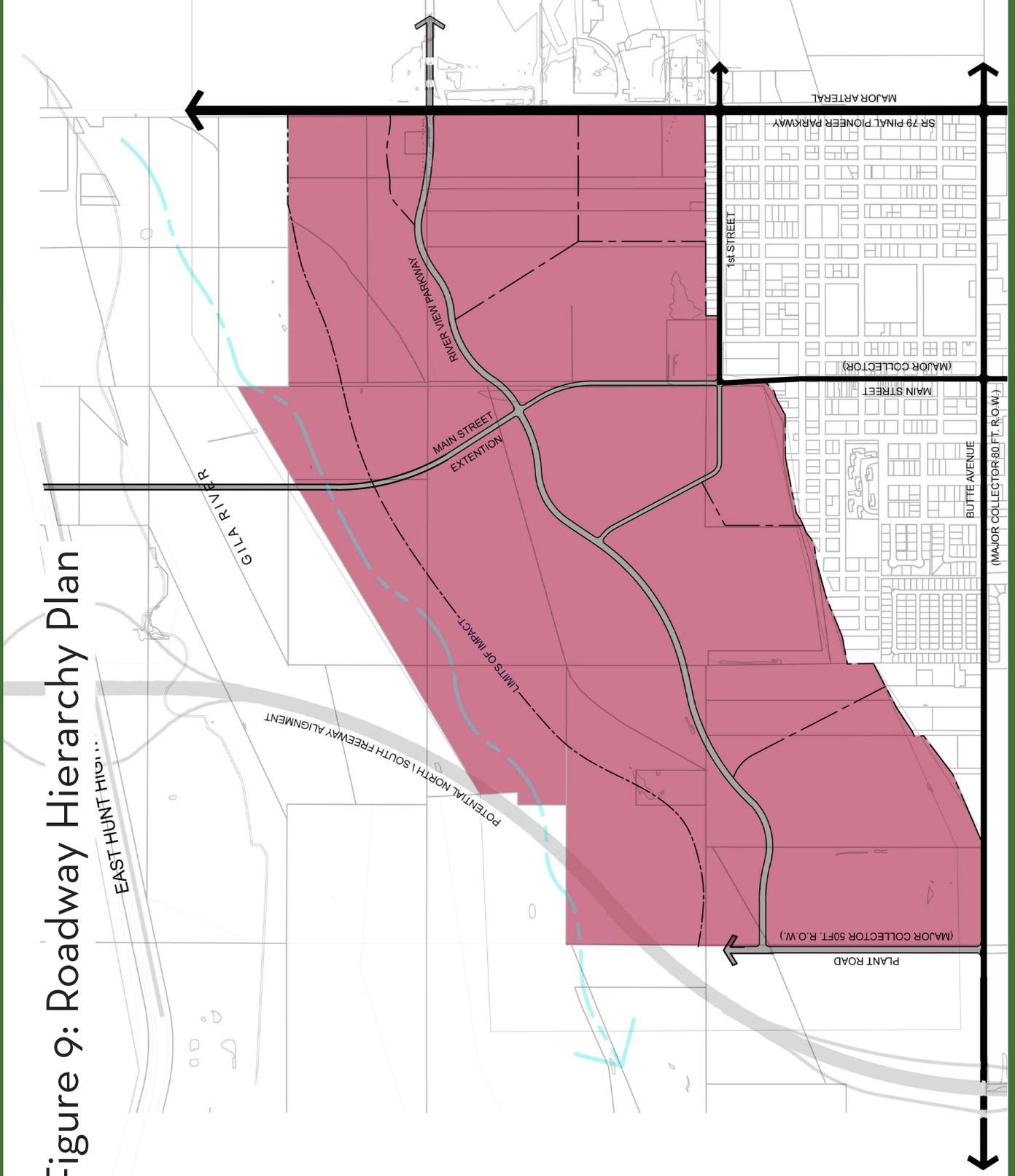
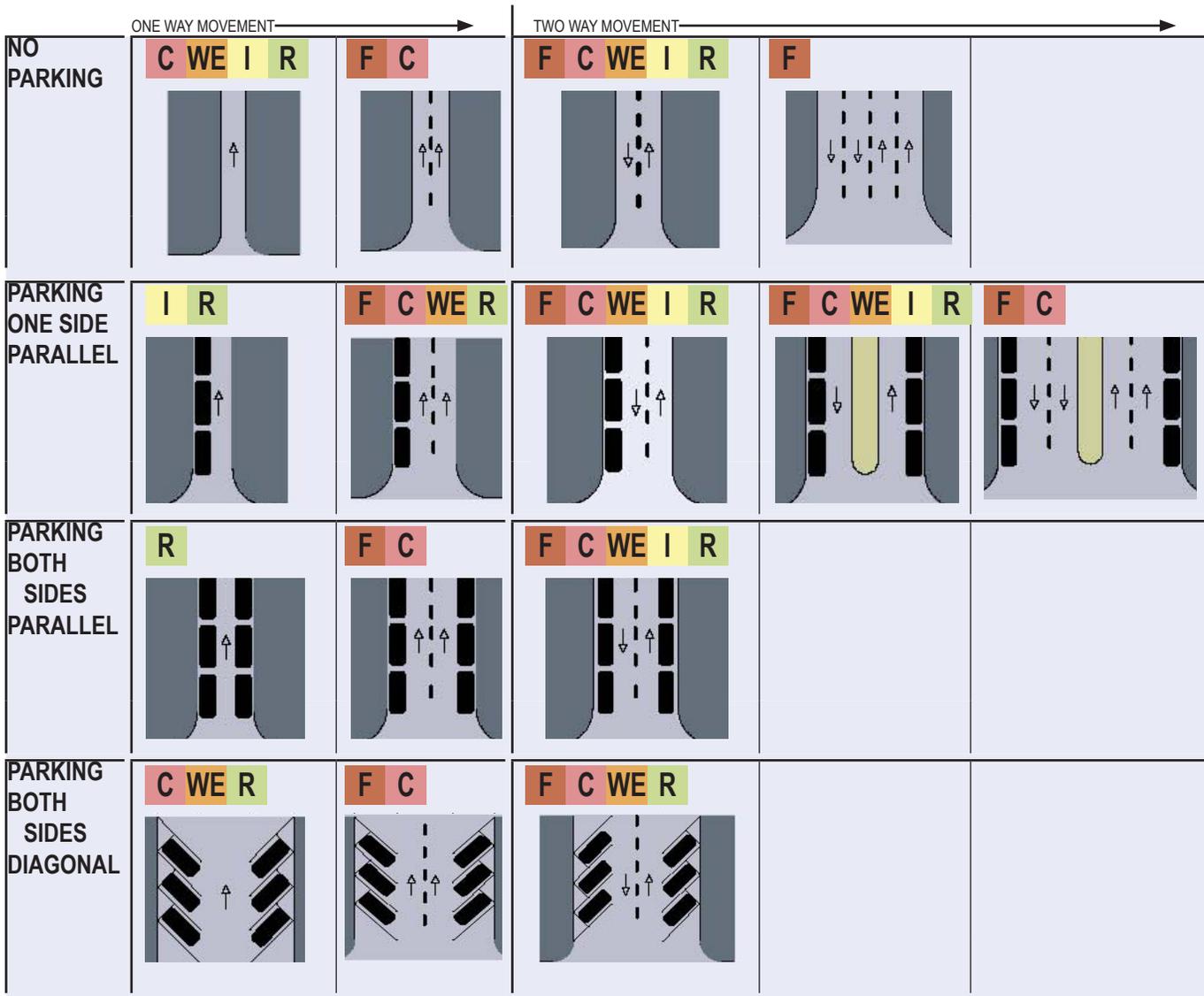


Figure 10: Travel and On-Street Parking



LEGEND:

- F Frontage
- C Core
- WE West End
- I Interior
- R Riverfront

7. Frontage Types

Private Frontage is the area between the building façade and the adjacent lot lines. The following diagram provides the range of appropriate frontage conditions for the array of LUGs. The Public Frontage is the area between the private lot line and the edge of the vehicular lanes.

A key condition relative to the form of any environment is the treatment of buildings along the street front. Traditional zoning ordinances focus on front yard setbacks but rarely considers the desired built condition along the street scene. The following frontage types provide the range of anticipated conditions within Territory Square. Each type articulated has been identified with the appropriate LUG.

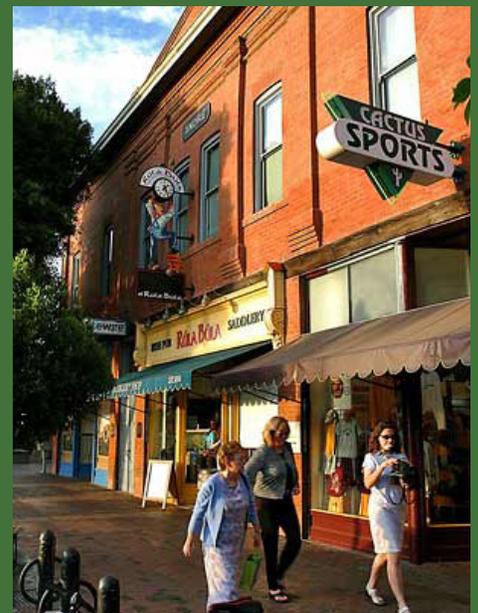


Figure 11: Private Frontages

a. Common Yard: a planted Frontage wherein the facade is set back substantially from the Frontage Line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep setback provides a buffer from the higher speed thoroughfares.

b. Porch and Fence: a planted Frontage wherein the facade is set back from the Frontage Line with an attached porch permitted to encroach. A fence at the Frontage Line maintains street spatial definition. Porches shall be no less than 8 feet deep.

c. Terrace or Lightwell: a Frontage wherein the facade is set back from the Frontage line by an elevated terrace or a sunken lightwell. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. Terraces are suitable for conversion to outdoor cafes. Syn: **Dooryard.**

d. Forecourt: a Frontage wherein a portion of the facade is close to the Frontage Line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other Frontage types. Large trees within the forecourts may overhang the sidewalks.

e. Stoop: a Frontage wherein the facade is aligned close to the Frontage Line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor residential use.

f. Shopfront: a Frontage wherein the facade is aligned close to the Frontage Line with the building entrance at sidewalk grade. This type is conventional for retail use. It has a substantial glazing on the sidewalk level and an awning that may overlap the sidewalk to within 2 feet of the Curb. Syn: **Retail Frontage.**

g. Gallery: a Frontage wherein the facade is aligned close to the Frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk. This type is conventional for retail use. The gallery shall be no less than 10 feet wide and should overlap the sidewalk to within 2 feet of the curb.

h. Arcade: a colonnade supporting habitable space that overlaps the sidewalk, while the facade at sidewalk level remains at or behind the Frontage Line. This type is conventional for retail use. The arcade shall be no less than 12 feet wide and should overlap the sidewalk to within 2 feet of the Curb. See Table 8.

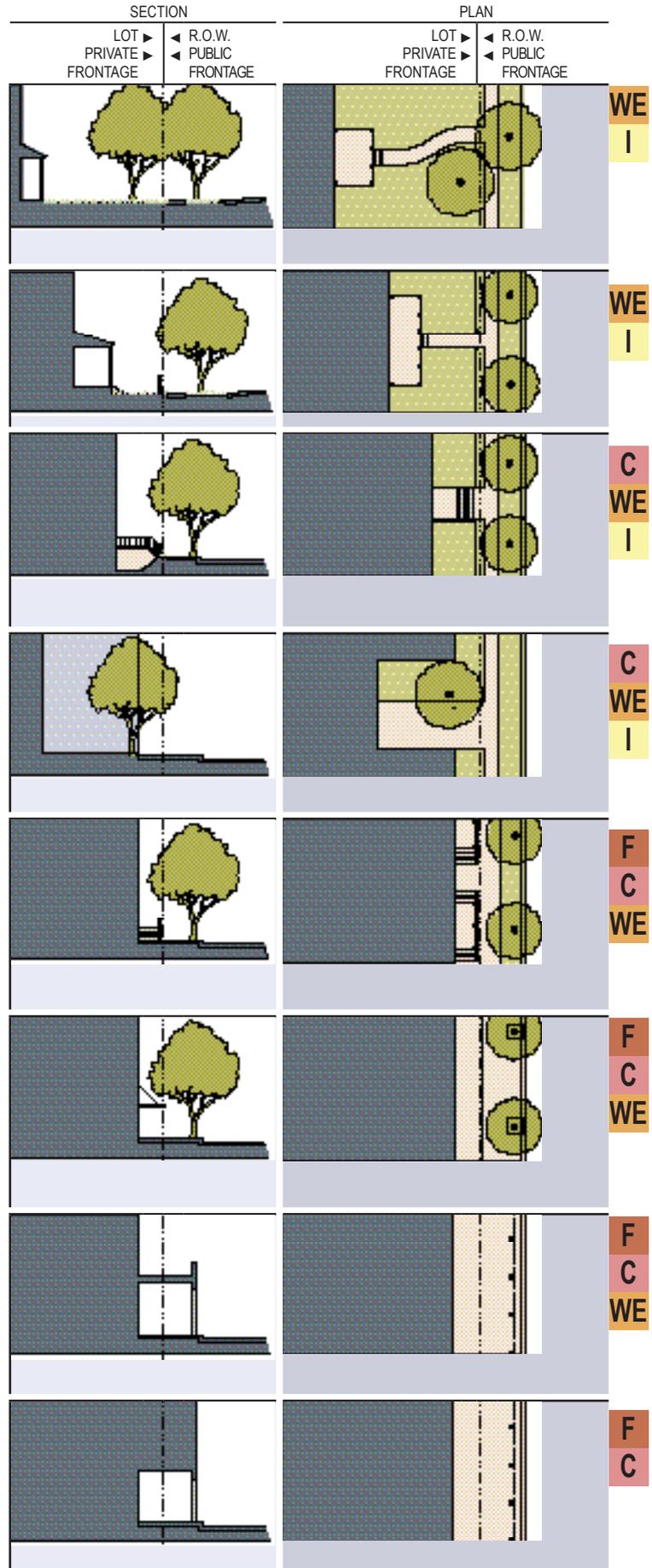
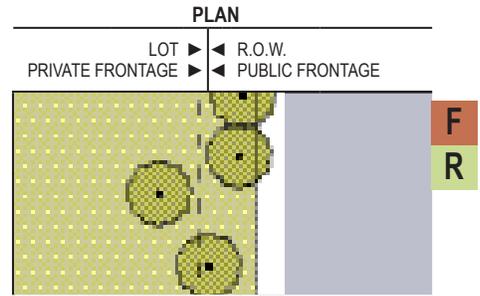
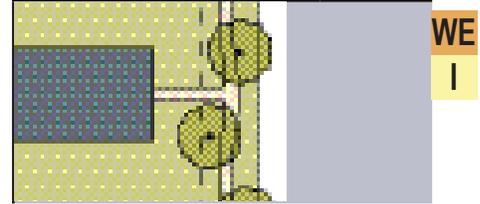


Figure 12: Public Frontages

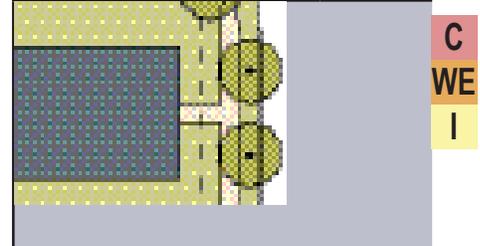
a. (HW) For Highway: This Frontage has open swales drained by percolation, bicycle trails and no parking. The landscaping consists of the natural condition or multiple species arrayed in naturalistic clusters. Buildings are buffered by distance or berms.



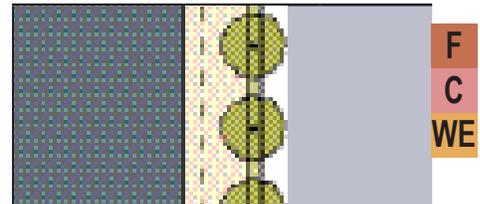
b. (RD) For Road: This Frontage has open swales drained by percolation and a walking path or bicycle Trail along one or both sides and yield parking. The landscaping consists of multiple species arrayed in naturalistic clusters.



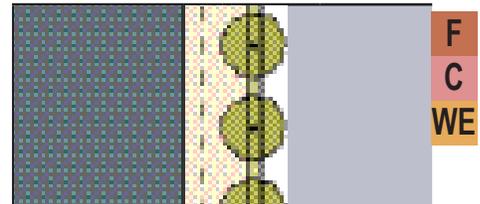
c. (ST) For Street: This Frontage has raised curbs drained by inlets and sidewalks separated from the vehicular lanes by individual or continuous planters, with parking on one or both sides. The landscaping consists of street trees of a single or alternating species aligned in a regularly spaced line, with the exception that streets with a right-of-way (R.O.W.) width of 40 feet or less are exempt from tree requirements.



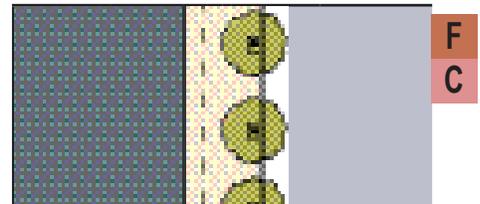
d. (DR) For Drive: This Frontage has raised curbs drained by inlets and a wide sidewalk or paved path along one side, related to a greenway or waterfront. It is separated from the vehicular lanes by individual or continuous planters. The landscaping consists of street trees of a single or alternating species aligned in a regularly spaced line.



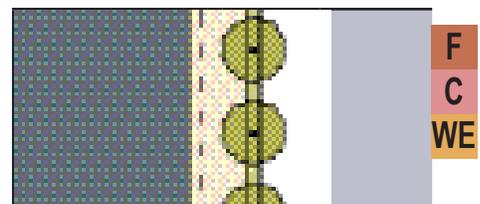
e. (AV) For Avenue: This Frontage has raised curbs drained by inlets and wide sidewalks separated from the vehicular lanes by a narrow continuous planter with parking on both sides. The landscaping consists of a single tree species aligned in a regularly spaced line.



f. (CS) (AV) For Commercial Street or Avenue: This Frontage has raised curbs drained by inlets and very wide sidewalks along both sides separated from the vehicular lanes by separate tree wells with grates and parking on both sides. The landscaping consists of a single tree species aligned with regular spacing where possible, but clears the storefront entrances.



g. (BV) For Boulevard: This Frontage has slip roads on both sides. It consists of raised curbs drained by inlets and sidewalks along both sides, separated from the vehicular lanes by planters. The landscaping consists of double rows of a single tree species aligned in a regularly spaced line.



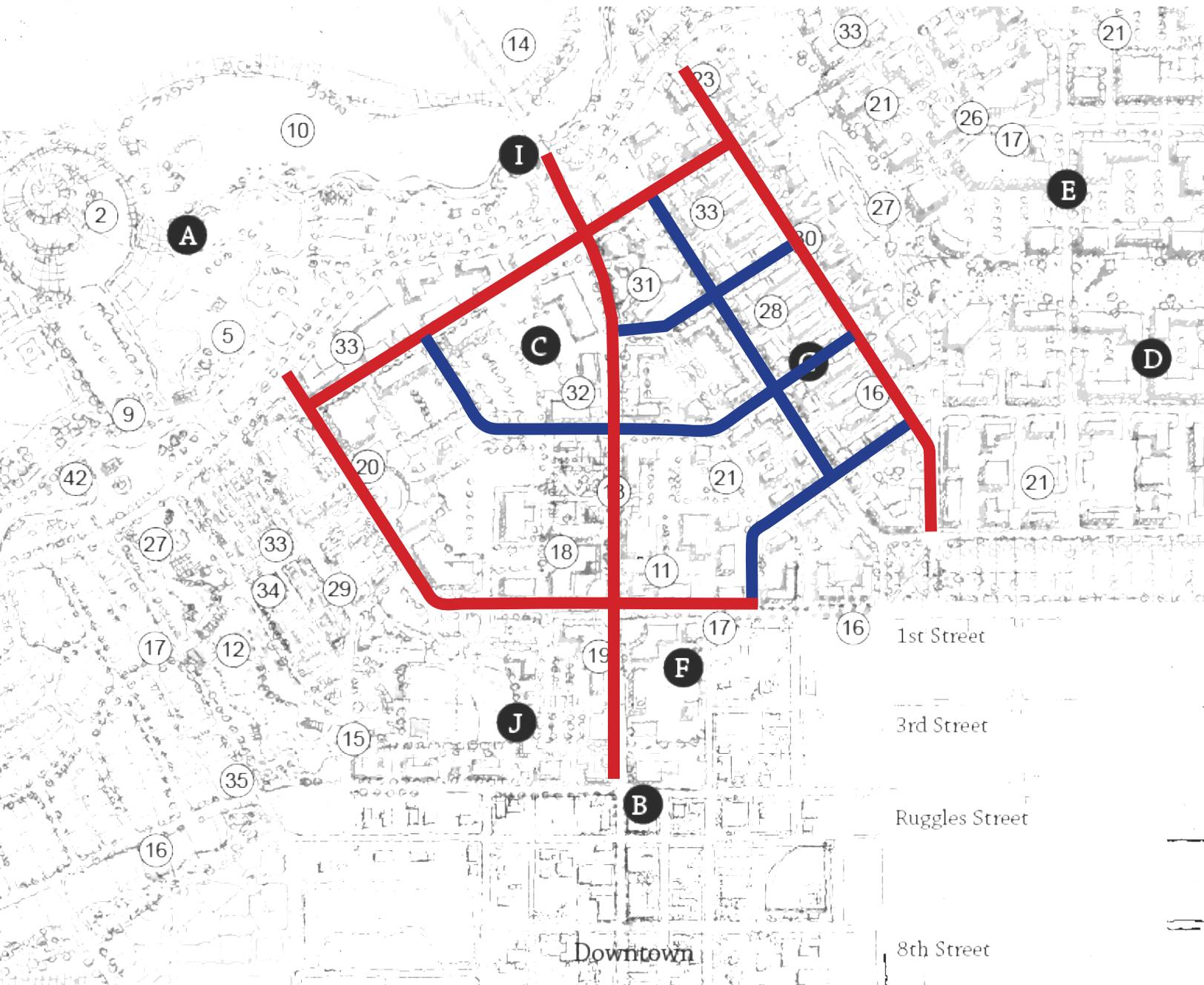
8. Build To Line

The Zoning District provides an opportunity to create more traditional main street environments by limiting setbacks in key locations that result in building forms engaged along sidewalks.

The build to line represents the opposite requirement of a traditional setback. The BTL requires that building fronts be developed in some locations along a designated line. In this case, the BTL is anticipated along the Right of Way (ROW) at key urban locations that are desired to have a similar street front character to the existing Florence downtown Main Street. In the Frontage LUG, at least one main street corridor and secondary corridor should be depicted in such a manner to encourage a more urban environment. In the Core LUG, all streets should be designed as primary, secondary or service oriented. The Riverfront, Interior and West End LUG's have no requirement for primary or secondary roads, but are encouraged if appropriate within the context of development proposals. Service roads shall have no requirements for build to lines but should be strategically incorporated for creative solutions for service and parking access and placement.



Figure 13: Build to Line Diagram



Primary Roads:

1. In Core, to have 85% building mass at BTL
2. In Frontage, to have 35% at BTL



Secondary Roads:

1. In Core, to have 50% building mass at BTL

The Intent of the BTL is to establish building frontage similar to the character and quality as exists along Florence’s Main Street and as depicted in the photographs on the previous page.

9. Open Space

Community oriented open space should be incorporated at all levels of development. The Civic Open Space diagram provides the framework as to what types of open space can be incorporated into each of the LUGs.



Figure 14: Civic Open Space

a. Park: A natural preserve available for structured and unstructured recreation. A park may be independent of surrounding building Frontages. Its landscape shall consist of paths and trails, meadows, waterbodies, woodland and open shelters, all naturalistically disposed. Parks may be lineal, following the trajectories of natural corridors.



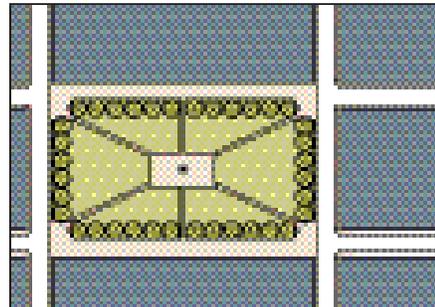
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C

b. Green: An Open Space, available for unstructured recreation. A green may be spatially defined by landscaping rather than building Frontages. Its landscape shall consist of lawn and trees, naturalistically disposed.



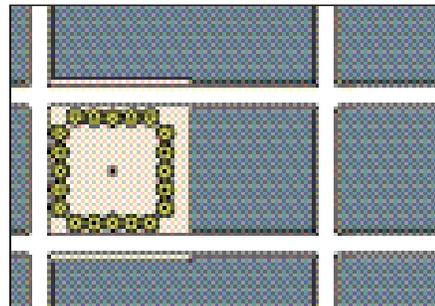
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c. Square: An Open Space available for unstructured recreation and civic purposes. A square is spatially defined by building Frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important thoroughfares.



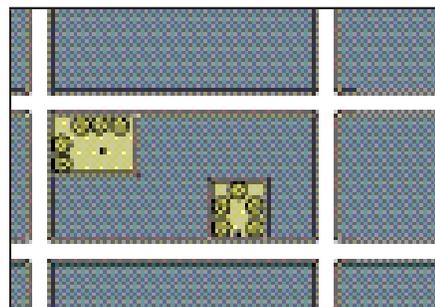
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d. Plaza: An Open Space available for civic purposes and commercial activities. A plaza shall be spatially defined by building Frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas should be located at the intersection of important streets.



C
F

e. Playground: An Open Space designed and equipped for the recreation of children. A playground should be fenced and may include an open shelter. Playgrounds shall be interspersed within residential areas and may be placed within a block. Playgrounds may be included within parks and greens.



R
I
WE
C
F

10. Design Guidelines

Introduction

The Design Guidelines provide overall design parameters for the development of Territory Square. The Design Guidelines provide generalized design criteria and inspiration for architecture character and treatment, site character and layout as well as landscaping. The Design Guidelines as contained here are intended to serve as a foundation for more detailed and specific design plans as projects move through the approvals process. All buildings and uses of the land must demonstrate consistency with the Design Guidelines.

Purpose

The Design Guidelines are intended to accomplish the following:

- Establish a high quality framework for design parameters
- Establish the overall general parameters for design expectations throughout the Zoning District as well as articulate the special character of each LUG.
- Establish generalized parameters and baseline conditions for architecture, site design, landscape and features throughout the Zoning District.
- Provide visual inspiration for the range of design characteristics through the inclusion of photographic precedents and examples.

Overarching Design Concepts

- **Material Integration**

All building types should thoughtfully integrate building materials in a manner that promotes a primary treatment. Additional integration should be done to express special features and conditions. Buildings with a great variety of façade materials should be discouraged. Simple, strong, pronounced materials should be the standard.



- **Building Intensity**

Not all buildings in each identified LUG should have the same level of intensity. Careful consideration should be given to highlight focal buildings that may be related a special use, special location or special relationship with adjacent open space. These special considerations make include:

- Terminus points to axial corridors
- Strategic corners
- Frontage along parks
- Key civic/ community uses

Similarly, it is proper to consider the majority of structures as background buildings that blend and compliment the overall street scene.

- **Design Integration**



All components of a development project shall be designed to integrated within each site and surroundings. Building components, site features, paving materials, planting and signage shall all be integrated in order to create a cohesive design influence.



- **Rhythm and Balance**

Components of the building structure should be organized in a thoughtful manner including the base, body and top. The balance of the building organization should be complimented by a rhythm that can be expressed through columns, windows and other features.



- **Color and Texture**

Colors should be expressed through the variety of natural Sonoran Desert examples. A wide variety of textures related to the vocabulary of building materials provide numerous appropriate opportunities to give facades special interests. Block construction with brick, adobe, concrete block will all provide opportunities for patterns and textures. Other building techniques with poured concrete also provide opportunities with board form treatments. Stucco facades should be treated with a light sandblast finish.



- **Shade and Shadow**

Shade and shadow can provide interesting accents to building forms and facades. Careful attention should be given to incorporating opportunities to include such accents.



- **Scale and Portion**

Buildings should be designed to emphasize the pedestrian scale and pedestrian environment. Building proportions should also be thoughtful to the anticipated pedestrian environment. Long facades that have no rhythm and special treatment should be discouraged. If long running building facades are a necessity based on program, the façade should be broken up to visually appear like it is several building masses joined together.



- **Green Building**

Green building practices should start with context sensitive design that considers orientation relative to solar exposure, prevailing winds and other influences. Technical aspects of LEED will be encouraged but not mandated.



Quality and Character

The expectation for the design and execution of the Territory Square Zoning District is to create an environment that emphasizes design quality and character. The following design themes set the stage for the expected quality and character throughout each LUG as well as the overall development. While the themes are specific to each LUG, the intent is to utilize these characteristics to influence design for all aspects of the development.

Design Themes

The following images and associated narratives are provided as desired design direction for each LUG. The intent is not to have a specific mandated style of architecture for each area of the development; rather, these themes provide a general anticipation of the desired outcome for each area as well as the overall Zoning District. In all cases, four-sided architecture will be expected.

Design Themes - RIVERFRONT: Civic Park Architecture

The Riverfront LUG provides an opportunity to include a broad variety of dynamic civic park architecture. Examples of contextual solutions would include indigenous building materials, stone, rusted metals and simple building forms with shed roofs and monolithic forms. Integrated outdoor spaces and amenities will enhance the desired theme.



Design Themes - INTERIOR: Craftsmen Cottages

The Interior LUG is intended to celebrate the agrarian lifestyle in an appropriate scale oriented to households and special small-scale complimentary uses. The craftsmen style provides the basis for a design quality that can best represent the balance between a historic period and 21st century lifestyle.



Design Themes - WEST END: Contemporary Agrarian Ranch

The West End program and vision can be expressed in a very broad design sense that includes both historical structures as well as more urban contemporary interpretations of agrarian and ranch architecture. Materials, form and color can all be used to provide a special sense of place and reference to historic use of the property.



Design Themes- CORE: Mercantile Main Street

The Core LUG provides an opportunity to reinforce the quality and character of the traditional Main Street environment. Brick and adobe storefronts inner-mixed with more contemporary treatments and features that may include glass, metals and wood. All the buildings throughout the core should be designed with the pedestrian in mind.



Design Themes - FRONTAGE: Southwest Contemporary

The Frontage LUG may include a wide variety of uses and therefore has a designation of Southwest Contemporary. This design style and theme provides substantial flexibility for both large and small scale building forms, as well as a variety of uses. The southwest contemporary design direction will also provide an effective transition to the adjoining Core.



Landscape, Lighting and Signage

An important component of any successful and memorable built environment is the careful orchestrated treatment of landscape, lighting and signage. For Territory Square, it is anticipated that an overarching treatment and inclusion of landscape, lighting and signage will reinforce the desired character and quality of the District. Each LUG or sub area should be organized with special treatment that both compliments the overall environment as well as emphasizes the uniqueness to each area within the development

Landscape should emphasize a generous street tree palette that provides both shade as well as reinforcement of the overall roadway system and pedestrian connectivity. Parking lots should be organized with landscape buffers as well as tree plantings to diffuse the size and scale of paved zones. Accent planting in parks, open space and plazas should provide special visual interest and help to highlight special places and community features.

Lighting should always first consider the importance of balancing the desire for the desert dark sky effect with safety and function. Light fixtures should compliment the existing downtown. Contemporary fixtures and poles should be included and compliment historic conditions through the inclusion of materials, shapes, finishes and color.

Signage should be done in the most conservative manner possible in order to avoid conditions of clutter and over abundance. The overall district signage and identity signage system should be complimented with an interior wayfinding signage network that includes building signs, business signs, street name signs, temporary signs and specialty signs. All signage should be designed to reinforce the district brand as well as compliment the adjacent architectural character.



11. Glossary of Terms

Big Box Retail: A store of 100,000 square feet or greater of buildable area for a single retail use.

Botanical Garden: A well tended area displaying a variety of plants and their botanical names.

Build To Line: The line parallel to the street along which the primary mass of the front façade should be set. It is measured as a perpendicular distance from the street line to the nearest point of the building façade.

Community Centers: A place which may include a building, complex of buildings, indoor or outdoor athletic fields, or combination thereof, that provides for cultural, recreational, athletic, or entertainment activities, owned and/or operated by a governmental agency or private non profit agency.

Community Facility: Facilities which are open to and provided for the benefit of the public.

Community Gardens: An area of land managed and maintained by a group of individuals to grow and harvest food crops and/or non-food, ornamental crops, for personal or group use, consumption or donation. Community gardens may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of the group and may include common areas maintained and used by group members.

Density: The net number of inhabitants, dwellings, or the like, within a certain extent of land area. Typically calculated as net units per acre.

Design Guidelines: The desired character of buildings, roadways, landscape, site layout, hardscape, site furnishings, walls, lighting, and signage. They are used to direct a designer on how to express the desired aesthetic and functional character in a building and site planning.

Duplex: A dwelling having housing with separate entrances for two families. This includes two-story houses having a complete apartment on each floor and also side-by-side apartments on a single lot that share a common wall.

Farmstead Lots: A large lot in which farming is combined with a main house and ancillary buildings in support of farming activities.

Floor Area Ratio (FAR): The total square feet of a building divided by the total square feet of the lot the building is located on. Buildings of varying numbers of stories can have the same FAR, because the FAR counts the total floor of a building, not just the building's footprint. ON a 4,000 square-foot lot, a 1,000 square-foot, one-story building would have the same FAR (0.25) as a two-story building where each floor was 500 square feet.

Garden Lots: Higher density lots with patio/garden homes.

Green: An Open Space available for unstructured recreation which may be spatially defined by landscaping rather than building frontages.

Greenhouses: A structure, usually translucent, in which temperature and humidity can be controlled for the cultivation of plants.

Hotel: A building or group of buildings used for the purpose of offering to the general public lodging on a day-to-day basis typically not to exceed 30 consecutive calendar days, where the primary entrance is through a lobby or foyer and also that in which there are no provisions for cooking in any individual room or suite. A hotel may include additional facilities and services, such as restaurants, meeting rooms, entertainment, personal services and recreational facilities.

Incubator Facilities: A facility designed to foster entrepreneurship and help start up companies grow through the use of shared resources, management expertise, and intellectual capital.

Inn/Bed and Breakfast: A building in which lodging or lodging and breakfast meals is offered to the general public for compensation. It is owner-occupied, in which ingress and egress to and from room are made solely from the interior hallways.

Intensity: A measure of the extent to which land is developed.

K-12 School: A designation for primary and secondary educational institutions.

Land Use Budget: The maximum number of housing units as well as non-residential maximum building square footage allowed within each Land Use Group.

Land Use Groups: The zones associated with each section of the Transect and associated characteristics of the built environment.

Live Work Unit: A single unit consisting of both a commercial/office and a residential component that is occupied by the same resident. The live/work unit shall be the primary dwelling of the occupant.

Medium Lot SFD: A district that provides for the development of medium lot single-family dwellings. The district represents a relatively high density for single-family development but is less dense than Small Lot SFD. Dwellings in this district should be in close proximity to Town services and facilities.

Mixed Use Building: A building that contains at least one floor devoted to allowed non residential uses and at least one devoted to allowed residential uses.

Multi-Family: Properties such as apartments, duplexes, condominiums and others that are constructed for use by multiple family groups.

Multi-Purpose Fields: Fields designed for several recreational and entertainment purposes which may also be used for water retention or detention.

Museum: An institution devoted to the procurement, care, study, and display of objects of lasting interest or value.

Neighborhood Retail: provides a location for a limited number of retail commercial uses which serve the day-to-day needs of the residents of surrounding neighborhoods.

Office Complex: A building or complex of buildings used primarily for conducting the affairs of a business, profession, service, industry, government or similar entity, that may include ancillary services for office workers such as a coffee shop, newspaper stand, sundries shop, hair/nail salon, etc.

Office Condos: A structure made up of individually owned units which are part of a larger multi-unit office building.

Park: A natural preserve available for unstructured recreation which is independent of surrounding building frontages.

Plant Nursery: An establishment where plants are propagated and grown to a usable size and sold to the general public.

Playground: An Open Space designed and equipped for the recreation of children.

Plaza: An Open Space available for civic purposes and commercial activities which is spatially defined by building frontages.

Private Frontage: The area between the building façade and the adjacent lot lines.

Public Frontage: The area between the private lot line and the edge of the vehicular lanes.

Residential Duplexes: A building designed for occupancy by two families in separate living quarters.

Residential Town Homes: Single family dwelling units with common walls and no side yards between abutting dwelling units.

Shopping Center: A group of retail and other commercial establishments that is planned, developed, owned and managed as a single property, typically with on-site parking provided. The center's size and orientation are generally determined by the market characteristics of the trade area served by the center.

Single Family Attached: A single family dwelling where the building does share an inside wall with any other house or dwelling.

Single Family Detached: A single family dwelling where the building does not share an inside wall with any other house or dwelling.

Small Lot SFD: A district that provides for the development of small lot single-family dwellings. The district represents a relatively high density for single-family development, thus dwellings in this district should be in close proximity to Town services and facilities.

Specialty Office: Office space intended for small, multi-tenant users. Specialty offices are often one and two stories, surrounded by shared garden space.

Specialty Retail: A retailer concentrating on selling a few lines of merchandise or a particular type of merchandise for a select clientele. Specialty retail is often organized at a small scale.

Sports Complex: A specialized community park for soccer, baseball, softball, or other types of organized sports.

Square: An Open Space available for unstructured recreation and civic purposes.

Stables: A horse and animal facility to provide shelter, food and care. Personal, non-commercial associated with a single family residence or a commercial stable associated and included within a hotel/resort setting.

Transect: A progression of land uses from most intense to least intense or vice versa.

Urban Garden: The process of growing plants of all types and varieties in an urban environment often by utilizing containers, community gardens, green roofs, and indoor nurseries.